

COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING MARCH 14, 2018

MINUTES

Present:

Arlene Schwartz
Lesa Peerman
Joanne Simone
Anthony Caggiano, Vice Chair
Tommy Ruzzano, Chair

Also Present:

Samuel A. May, Executive Director
Donald J. Doody, Goren, Cherof, Doody & Ezrol, P.A.
Adam Reichbach, Assistant CRA Director
James Nardi, Advanced Asset Management

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:01 p.m., on Wednesday, March 14, 2018, by Chair Tommy Ruzzano. Roll call was taken followed by a moment of silence and the Pledge of Allegiance.

1. PUBLIC DISCUSSION

Manny Lugo, 1129 East River Drive, gave Chair Ruzzano an emergency responders t-shirt.

- 2A. **RESOLUTION 542:** AUTHORIZING THE ACCEPTANCE OF AN ACCESS EASEMENT FROM THE CITY OF MARGATE, AS SET FORTH IN THE DECLARATION OF ACCESS EASEMENT, FOR THE PURPOSE OF PROVIDING ACCESS AND PARKING FOR PROPOSED IMPROVEMENTS ON PARCEL "A" OF THE HAIG & DUKE PLAT; PROVIDING FOR AN EFFECTIVE DATE.

After Board Attorney, Donald J. Doody, read the resolution title, Mrs. Peerman made the following motion, seconded by Ms. Schwartz:

MOTION: SO MOVE TO APPROVE

ROLL CALL: Ms. Schwartz, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 5-0.

- 2B. **RESOLUTION 543:** AUTHORIZING A THIRD AMENDMENT TO THE AGREEMENT BETWEEN LANDSCAPE SERVICE PROFESSIONALS, INC. (LSP), AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY FOR MAINTENANCE OF LANDSCAPE AND IRRIGATION SERVICES; PROVIDING FOR IMPROVEMENTS TO EXISTING LANDSCAPING MAINTAINED BY AND WITHIN THE CRA DISTRICT IN AN AMOUNT NOT TO EXCEED \$50,000; PROVIDING FOR COMPLETE MAINTENANCE AND ACCIDENT RELATED REPAIRS OF COCONUT CREEK PARKWAY MEDIANS AND MELALEUCA DRIVE SWALE AREAS AND REQUIRING BOARD NOTIFICATION FOR AMOUNTS EXCEEDING \$25,000; PROVIDING FOR SOLE SOURCE APPROVAL FOR CONSISTENCY WITH LSP PROVIDING LANDSCAPE SERVICES FOR ALL OF THE MCRA DISTRICT; PROVIDING FOR APPROVAL OF QUOTES FOR LANDSCAPE IMPROVEMENTS AND ACCIDENT RELATED REPAIRS WITHOUT FURTHER BOARD ACTION; PROVIDING FOR AN EFFECTIVE DATE.

Sam May, Executive Director, asked the Board to make an amendment to reduce the amount for the Coconut Creek Parkway and Melaleuca Drive areas from \$50,000 to \$25,000 as recent quotes obtained indicated that less funding would be needed.

Ms. Schwartz made the following amendment, seconded by Mrs. Peerman:

AMENDMENT: TO AMEND THE RESOLUTION TO REDUCE THE AMOUNT NEEDED FOR COCONUT CREEK AND MELALEUCA DRIVE FROM \$50,000 TO \$25,000

There was short discussion about the amount of accidents and culpability. Mr. May said that many times drivers hit the landscaping in the medians and left the scene. He said that the MCRA did bill insurance companies for covered accidents.

Ms. Schwartz commented on how the landscaping contract amount had increased over the years and she asked about the level of service. Mr. May explained that the level of service provided under the prior contract was inadequate; for example, he said the mulching was only once a year. He said the increased funding would provide for an additional mulching each year and help improve the overall level of service. He said diligent efforts were currently underway to improve the medians to a higher standard.

There was a short discussion about landscape maintenance on Melaleuca Drive. Mr. May explained that it included the entire swale, trees, and several beds of landscaping. Ms. Schwartz questioned why the property owners were not maintaining the landscaping or being assessed for it. Mr. May said that the property owners had not asked for the additional landscaping and it was unlikely that they would maintain it to MCRA standards.

Mr. Caggiano asked about the term of the contract. Mr. May explained that the contract was in effect until October 1, 2018, and the MCRA would be doing a Request For Proposal (RFP) soon.

James Nardi, Advanced Asset Management, confirmed that it was the final extension of the contract.

Mr. Caggiano pointed out some pagination errors and questioned a handwritten amount of \$179,647 on page 24 of the attachment in the meeting back-up. Mr. Nardi said that the handwritten amount did not appear on the signed copy that he had; it appeared to be on the office copy. Mr. May noted that it was not initialed. He also noted that page 71 of 74 should be deleted from the contract.

Ms. Simone asked if the contract had a 30-day out clause and Mr. May confirmed that it did. She asked that the contractor's performance be monitored closely. Mr. May said he had been working with Jim Nardi on a daily basis and Mr. Nardi met with the contractor more frequently than required by the contract.

ROLL CALL: Ms. Schwartz, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The amendment passed 5-0.

Mrs. Peerman made the following motion, seconded by Ms. Schwartz:

MOTION: SO MOVE AS AMENDED

Tony Spavento, 3194 West Buena Vista Drive, asked whether this landscape company also maintained the median on N.W. 31st Street. Chair Ruzzano said it was maintained by the City.

Mr. Nardi advised that the termination clause could be found on page 6, Section 8.

ROLL CALL: Ms. Schwartz, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 5-0.

2C. **RESOLUTION 544:** AMENDING AN AGREEMENT WITH JOHNSON, ANSELMO, MURDOCH, BURKE, ET. AL, FOR LEGAL SERVICES PERTAINING TO THE CITY CENTER PROJECT

After Board Attorney Donald J. Doody read the resolution title, Mr. Caggiano made the following motion, seconded by Ms. Schwartz:

MOTION: SO MOVE TO APPROVE

Manny Lugo, 1129 East River Drive, commented that if the court case did not result in the termination of the developer's contract it would be a terrible injustice against the City of Margate. He said he hoped the Board would direct the lawyers to go for a termination of the contract.

ROLL CALL: Ms. Schwartz, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 5-0.

3. **DISCUSSION & POSSIBLE ACTION: PARK IMPROVEMENTS**

Sam May, Executive Director, referenced the Margate Community Redevelopment Plan and advised that there were five parks located within the MCRA: Margate Sports Complex, Kaye Stevens Park, David Park and playground, Coral Gate Park, and Serino Park. He said the Plan mentioned that the MCRA funded major improvements to Kaye Stevens Park in 2014-2016, and facility improvements to David Park and the Margate Sports Complex were also included in the MCRA's Capital Improvement Plan, as well as the development of a new Community Center on the City Center site. He said the Redevelopment Plan also indicated that the MCRA would continue to work with the City on addressing the needs identified in the Parks plan for those areas located within the MCRA district.

Mr. May said there were two parks brought up at a Workshop meeting the previous week that were included in the Parks Master Plan that the MCRA would like to address: Serino Park and Coral Gate Park. He provided the following cost estimates:

Serino Park – \$750,000 -- Improvements would include bathrooms, playground servicing, playground improvements, fitness stations, tennis/pickle ball courts, and landscaping and park furnishings.

Coral Gate Park -- \$300,000 -- Improvements would include lighting, playground servicing, playground improvements, and pathway parking.

He said he was looking for direction from the Board as to whether they wanted to expend MCRA funds for the eligible improvements.

Mrs. Peerman asked when Coral Gate Park had been improved previously. Mr. May said the park was improved in 2006 after Hurricane Wilma but he said he was not certain when the playground had been built.

Mr. May indicated that a budget transfer would be required.

Chair Ruzzano asked why no lights had been put in around the basketball courts. Mr. May said he would need to find out the reason; he speculated that it may have been because they were too close to the condos. He said LED lights could be used now because they were so directional and their use would not disturb surrounding properties. Mr. Ruzzano said he liked the LED lights that were installed at the tennis courts.

Ms. Simone said she would like there to be some type of display put up at the parks so that park users could provide their ideas and input on the improvements they would like before the MCRA moved forward. Mrs. Peerman agreed. Mr. May said public input was fine for the amenities, but he pointed that some of the improvements would be for public safety.

Chair Ruzzano said lights were definitely needed at Coral Gate Park. He said the asphalt pathway was in poor condition and needed to be redone. He said he was in agreement with the improvements stated by Mr. May. In regards to Serino Park, he said every park should have a bathroom. He said he was not aware of

the tennis/pickle ball courts, but it should be done if room allowed. He said he was fine with the list of improvements.

Mrs. Peerman made the following motion, seconded by Anthony Caggiano:

MOTION: TO APPROVE THE TRANSFER OF ONE MILLION, FIFTY THOUSAND DOLLARS (\$1,050,000) TO A PARKS FUND; TO PROCEED WITH GETTING PLANS FOR THE PROJECT

Ms. Schwartz recommended that cameras be installed outside the restrooms that would be built. She asked about the removal of unpopular units. There was a short discussion about what they were and Mr. Ruzzano shared a photo from his cellphone. He said the kids said that they used them all the time.

Ms. Simone commented that were some pictures of unique and different pieces of playground equipment for adults that were presented at one of the Parks Master Plan presentations; she asked if such pictures could be displayed outside the parks to give people ideas of what was available. She said she wanted to see Margate's parks become more family friendly. Mr. May said the MCRA would work with Parks and Recreation to obtain public input.

Mrs. Peerman said that some CRA's had kiosks set up that could be used for public input and suggestions. She asked that each of two parks have a mom/adult and baby swing, as well as an ADA swing.

Ms. Schwartz asked about having coverings over the picnic tables for sun protection. Mr. May said he did not see shade shelters on the project map but he would ask to have them incorporated into the design. If additional funding would be required for them, Mr. May said he would come back to the Board.

Ms. Schwartz asked if the Board would see conceptual plans. Mr. May said that they would. He mentioned that there would also be water fountains.

ROLL CALL: Ms. Schwartz, Yes; Mrs. Peerman, Yes; Ms. Simone, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 5-0.

4. EXECUTIVE DIRECTOR'S REPORT

Sam May, Executive Director, provided the following project updates:

- Median improvements were underway
- Architectural design guidelines – he said a meeting was held with the architect that day to review and tweak the guidelines for presentation at the April or May meeting.
- Acquisitions – he said there a few land acquisitions in the works. He said he met with Browski Ciderworks, a cider distributor that was very interested in coming to Margate.
- Colonial Drive – he said a pre-construction meeting was scheduled for the following day. Mr. Ruzzano asked if the Board could attend. Mr. May said anyone could attend.
- Sports Complex – he said there was paperwork being worked on.
- Copans Road Median – he said it was still in permitting stages; bonds were being reviewed by the County attorney's office.

In summary, he said the MCRA was close to breaking on several projects with Colonial Drive being first.

Mr. Ruzzano commented that Northwest Hospital, a private hospital, did not include any of the MCRA's Tax Incremental Funds (TIF). Mr. May advised that it did contribute to TIF. There was a short discussion about the fact that they were not part of the Northwest Broward Hospital District (NBHD). Ms. Schwartz clarified that Northwest Hospital was part of HCA Florida not NBHD. Mr. May explained that TIF was funded by three sources: City of Margate, Broward County, and NBHD. Donald J. Doody, Board Attorney, confirmed that

Northwest Hospital was not part of the NBHD. Adam Reichbach, Assistant CRA Director, explained that Northwest Hospital's TIF dollars came in through the City of Margate.

Ms. Schwartz said she knew little about the Copans Road Median Improvement project and she asked when it had started. Mr. May said it was in the 2014 annual report but he was not sure how much further back it went. Discussion ensued about why the project was taking so long. Mr. May said it was currently with the County for the bond review. He said he had asked the MCRA attorney to assist in moving it along with the County. Ms. Schwartz commented about how prices increased over time and that projects needed to have some timeliness. Mr. May pointed out that Copans Road was a County road and it had to go through their process. Ms. Schwartz suggested reaching out to the County Commissioner.

Mr. May said the pressure cleaning of medians on State Road 7 had been completed and now the State would paint the bullnoses and pressure clean the outside lanes. There was a short discussion about the color of the bullnoses, and Mr. May said the State used safety yellow. Mr. Ruzzano asked whether the State would replace the raised pavement markers (RPM's). Mr. May said the State did not replace the RPM's on bullnoses; they painted them reflective yellow.

4A. **TENANT UPDATES**

James Nardi, Advanced Asset Management, advised that there were three tenants delinquent with rent: two owed for two months; one owed for March. He said he would work with the attorney's office for eviction. He said there a new tenant, a hair salon, at 1025 North State Road 7. He said a new lease was expected to start April 1st in the smaller space at the former Ballet Elite.

Mrs. Peerman asked whether Sweet Spot was having problems. Mr. Nardi said they mismanaged their opportunity to open. He said they had been given ample time to obtain permits and make their improvements but they had not hired a contractor right away. He said they received their permit 45-60 days ago but the inspections had been going slowly on their end.

There was a short discussion about why the MCRA had not been able to secure a tenant for the open restaurant space. Mr. Nardi said he had four showings in the past month. He said it might be because an outlay of more than \$50,000 would be needed to bring it up to standard. He said there was no equipment there other than the hood and walk-in cooler, and he did tell prospective tenants about a new air conditioning unit. Mrs. Peerman asked Mr. Nardi to update the monument signs that featured tenants and include a plaque for "Space Available."

Discussion ensued about plans for making improvements to the shopping plazas. Sam May, Executive Director, said the MCRA was working with the architectural firm on a proposed design. Mr. Nardi said he also had quotes on the asphalt and sidewalk work. Mr. May said he had received information from Paveway Systems that included some creative ideas for parking lot improvements. Ms. Simone questioned whether the infrastructure under the parking lot was sound. Mr. May gave an analogy about restoring an old Mustang. There was discussion about the drainage. Mr. May noted that there had been very few flooding issues since past repairs and corrective procedures had been implemented. In general, he said most drainage did not go anywhere but was retained on site. He said the water from the parking lot was retained in the drain fields on the property. Mr. Ruzzano asked whether it could be tied into the City's existing drainage. Mr. May said he did not think the County would allow it; he said the first one-inch of water would have to be stored on the site which would mean that that retention areas would need to be built. He said any changes to the system would require County permits. He said it was best to maintain the current system as it was working adequately. Mr. Ruzzano asked if it drained into the canal. Mr. May said if it tied into N.W. 58th Avenue, then it would run up north and down to the canal. Mr. Ruzzano asked Mr. May to confirm that the County would not allow the tie-in.

Ms. Schwartz asked whether Margate Cleaners did cleaning on their premises. Mr. Nardi said it was a drop off location and no cleaning had taken place at that location. There was a short discussion about environmental issues related to dry cleaners.

5. BOARD MEMBER COMMENTS

Ms. Schwartz asked whether the architectural designs being done by Saltz Michelson were being done for the whole City or just the MCRA. Sam May, Executive Director, said that the design standards were being done for the MCRA but they would be adopted by the whole city.

Mrs. Peerman commented on the inadequate lighting on Melaleuca Drive, particularly on the east side. Mr. May said a study would be done to evaluate the lighting and increase it if needed. Ms. Schwartz commented that the dumpster was overflowing and that code enforcement was needed.

Ms. Simone had no comments.

Mr. Caggiano reminded everyone about the St. Patrick's Day parade that coming Saturday. He also mentioned the Margate Garage Sale on Saturday.

Mr. May said he contacted Reddy Chitepu and asked whether drainage improvements at Ace Plaza would require County permits. He said Mr. Chitepu said permits were needed for any excavation work.

Mr. Ruzzano asked about a water truck that has been on MCRA property for two weeks. Mr. May said they were an electrical contractor doing work for the State. James Nardi, Advanced Asset Management, said it was part of Reyes Electric and they were working in the right of way and driving electrical lines under the sidewalk. Ms. Schwartz asked if they had permission. Mr. May said the City worked closely with the State but he would contact them and have them acknowledge their presence on MCRA property.

Mr. Ruzzano said he was not aware that the Sports Complex was located within the MCRA district. Mr. May said it had always been in the MCRA, and that the MCRA owned the property in the front where it was doing the covered field. Mr. Ruzzano asked why the City was funding projects for the MCRA. Mr. May said that it was either an oversight by the previous Executive Director or the direction from the MCRA Board. Ms. Peerman said the Board did not realize that the Sports Park was part of the MCRA. Ms. Simone said she also thought the MCRA consisted of only the front part. Mr. May clarified that the Sports Complex was City property and located within the MCRA. He said the MCRA could make improvements to City property if they were in the MCRA district, in the Redevelopment Plan, and allowed by Chapter 163, Part III. Discussion ensued about accountability and how and why it was decided that the City would pay for the Sport Park improvements. Mr. May said it would have been the MCRA Board and the City Commission. Chair Ruzzano and Ms. Schwartz commented that decisions were only as good as the information on which they were based. She said the City should invoice the MCRA.

Mr. Reichbach speculated that it might have been a conscious decision between the City and the MCRA that the City would pay for improvement costs on City owned property and the MCRA would handle costs associated with the covered sports field. Ms. Schwartz suggested reviewing minutes from previous minutes.

Chair Ruzzano pointed out that the Sports Complex was the only park improvements project that was not being paid for by the MCRA. He said it had to be because no one knew it was in the MCRA. Ms. Schwartz asked Mr. May to research when it had been discussed. She said the new Redevelopment Plan did not address the Sports Complex. Mr. May said he would provide the Board members with a copy of updated Redevelopment Plan.

Chair Ruzzano asked when the Margate green market would start. Mr. May said the start had be pushed to April 22, 2018. Mr. Ruzzano asked to have signs put up to promote it. He said there were some things discussed initially that might need to be changed but he wanted to give the vendor an opportunity first. He commented that it was a month-to-month contract. He said it might need to be scaled down, be more Margate oriented, and less costly. Ms. Schwartz said she thought having the small, individual tents would be more economical than having a large tent. Mrs. Peerman said the large tent allowed for people to eat under it, provided shelter from the rain, and provided shade for people there for the music.

There was a back and forth discussion about how the large tent would be used. Mr. May said he would have the vendor, Chris Gaidry, bring a layout to the next MCRA meeting. He said the event could be scaled back if the Board wished. Ms. Simone said there had been a number of concerns expressed at a prior meeting and she thought the Board would receive some answers prior to moving forward, such as the possibility of purchasing a tent, using the stage for classes, etc. Mrs. Peerman asked when it changed from being a farmers market to doing demonstrations. Mr. May said the 30' by 80' hospitality tent would be used as a rain escape and heat relief with tables and chairs. Mrs. Peerman asked if Mr. Gaidry had provided examples of other farmers markets that he had run before, and if he could email a list of the vendors by the second week of April. Chair Ruzzano commented that Ms. Simone had asked for pet related vendors. Ms. Simone said she also asked for adoptions. Mrs. Peerman said the vendor list should also include the name of the pet rescues.

Chair Ruzzano said it was his understanding that Margate businesses would not pay a fee; Mr. May said that was correct. He also asked that the MCRA provide aerosol sun block for giveaways.

There being no additional business, the meeting adjourned at 8:39 p.m.

Respectfully submitted,

Transcribed by Rita Rodi, CRA Coordinator

Tommy Ruzzano, Chair